United States Bankruptcy Court
Western District of Washington

In re:
Adam R Grossman
Debtor

Case No. 10-19817-MLB
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0981-2 User: cynthiah Page 1 of 3 Date Rcvd: Sep 26, 2012
Form ID: pdf Total Noticed: 60

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 28, 2012.

db #+Adam R Grossman, 5766 - 27th Ave. NE, Seattle, WA 98105-5512
aty +M Moburg, Routh Crabtree Olsen PS, 13555 SE 36th St #300, Bellevue, WA 98006-1489
aty +Mark Moburg, Routh Crabtree Olsen PS, 13555 SE 36th St Ste 300, Bellevue, WA 98006-1489
aty +Mark Moburg, Routh Crabtree Olsen PS, 13555 SE 36th St #300, Bellevue, WA 98006-1489
sr +Jill Borodin, c/o Crocker Law Group PLLC, 720 Olive Way #1000, Seattle, WA 98101-1881
sr +Law Office of Matthew D. O'Conner, 8011 Greenwood Ave. N., Seattle, WA 98103-4228
sr +Lyman C Opie, c/o Davis Wright Tremaine, 1201 Third Avenue #2200, Seattle, WA 98101-3047
sp +Stephen Dean, 1610 West Street, Suite 2, Redding, CA 96001-1767
sp +Tsai Law Company, 2101 4th Avenue Suite 1560, Seattle, WA 98121-2316
sr +Wells Fargo Bank NA, Routh Crabtree Olsen, P.S., c/o Mark MoBurg, 13555 SE 36th ST, Suite 300, Bellevue, WA 98006-1489
952674523 +Abraham Wyner, 1309 Sussex Rd, Wynnewood, PA 19096-2526
953723080 +Arthur Bernstein, 11661 San Vicente Blvd Ste 820, Los Angeles, CA 90049-5116
952674514 +Bank of America, 4161 Piedmont Pkwy, Greensboro, NC 27410-8119
952860697 +Beth Shalom Preschool, 6800 35th Ave NE, Seattle, WA 98115-7334
952860698 +Bugni Law Firm, 11320 Roosevelt Way NE, Seattle, WA 98125-6228
953723505 +CC & L Accounting and Payroll, 1698 Market Street, Redding, CA 96001-1021
952860700 ++CITIMORTGAGE, 5280 CORPORATE DRIVE, BANKRUPTCY DEPARTMENT, ATTENTION MC0023, FREDERICK MD, 21703-8351
(address filed with court: Citi Mortgage, 5280 Corporate Drive MC0257, Frederick, MD 21703)
952860699 +California Franchise Tax Board, P.O. Box 942857, Sacramento, CA 94257-0001
952674515 +Chase Bank USA, 800 Brooksedge Blvd., Westerville, OH 43081-2822
952750609 Chase Bank USA, N.A., PO Box 15145, Wilmington, DE 19850-5145
952674518 +Cindy Loegering, PO Box 993115, Redding, CA 96099-3115
952674516 +CitiBank Student Loan, PO Box 22876, Rochester, NY 14692-2876
952860701 +City of Seattle Parking Enforcement, 600 5th Ave, Seattle, WA 98104-1900
953037062 +Congregation Beth Shalom, Early Childhood Center, Attn Tzachi Litov, 6800 35th Avenue NE, Seattle WA 98115-7334
953584560 FIA CARD SERVICES, N.A., PO Box 15102, Wilmington, DE 19886-5102
952924048 Franchise Tax Board, Bankruptcy Section MS A340, Sacramento CA 95812-2952
953723062 +Harold J and Cynthia M Hendricks Family Trust, 2410 Heritage Oaks Dr, Alamo, CA 94507-1445
953722738 +Jeff Bernstein, 1916 2nd Ave N, Seattle, WA 98109-2505
952860702 +Jessica Johnson & Michael Bullock, 773 Metro Way, Redding, CA 96003-2765
953198701 +Jill & Brian Reynolds, 9 Laurel Circle, Lutherville, MD 21093-4753
952860705 Jill & Bryan Reynolds, 66 Echo Way Court, Towson, MD 21286
953722491 +Jill Borodin, Crocker Law Group, 720 Olive Way Suite 1000, Seattle WA 98101-1881
953722946 +Joanna Strober, 14355 Miranda Way, Los Altos, CA 94022-2032
953723066 +John Ettinger, 213 E 73rd St Ph A, New York, NY 10021-3658
953723065 +Lyman Opie, 60 Magazine St, Cambridge, MA 02139-3934
952674520 Lyman Opie, c/o Hugh R McCulough, Davis Wright Tremaine LLP, 1201 Third Avenue Suite 2200, Seattle WA 98101-3045
953723043 +Marc Weitz, 265 Ardsley Rd, Scarlsdale, NY 10583-2626
952860703 +Ms. Kerith Lisa, P.O. Box 42691, Tucson, AZ 85733-2691
953198700 +Peter Zieve, 10517 62nd Pl W, Mukilteo WA 98275-4639
953722629 +Ptarmigan Real Estate Fund LLC, 4023 Kennett Pike Ste 134, Greenville, DE 19807-2018
953309566 +Rob Middleton, House of Realty Inc, 1707 Place Street, Redding CA 96001-1715
953722674 +Robert Delles Family Trust, 1911 Sacramento St, San Francisco, CA 94109-3419
953761854 +Shila Clement, 1911 Sacramento Way, San Francisco CA 94109-3419
953198699 +Stephen LeBlanc, c/o Quine Intellectual Property Law Grou, 2033 Clement Avenue, Ste. 200, Alameda, CA 94501-7907
953722543 +Tanager Fund LP, 4001 Kennett Pike Ste 134, Greenville, DE 19807-2000
953723081 +Terrington Davies Capital Management LLC, 4023 Kennett Pike Ste 134, Greenville, DE 19807-2018
953723127 +Terrington Davies LLC, 4023 Kennett Pike Ste 134, Greenville, DE 19807-2018
953309567 Wells Fargo Bank NA, PO Box 6995, Portland OR 97228-6995
952780036 +Wells Fargo Bank, N.A., 3476 Stateview Blvd., MAC # X7801-014, Ft Mill, SC 29715-7203
952738298 Wells Fargo Bank, N.A., Home Equity Group, X2303-01A, 1 Home Campus, Des Moines, IA 50328-0001
952674522 +Wells Fargo Equity Resources, 3476 State View Blvd, Fort Mill, SC 29715-7203
952674521 +Wells Fargo Home Equity, PO Box 31557, Billings, MT 59107-1557

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

sr E-mail/PDF: rmscedi@recoverycorp.com Sep 27 2012 02:39:37 GE Money Bank, c/o Office Manager, Recovery Management Systems Corp., 25 SE 2nd Ave #1120, Miami, FL 33131-1605
952674517 E-mail/PDF: mrdiscen@discoverfinancial.com Sep 27 2012 03:39:06 Discover Card, 12 Reads Way, New Castle, DE 19720
952683338 E-mail/PDF: mrdiscen@discoverfinancial.com Sep 27 2012 03:39:06 Discover Bank, Dfs Services LLC, PO Box 3025, New Albany, OH 43054-3025
952771523 E-mail/Text: cio.bncmail@irs.gov Sep 27 2012 01:40:41 Internal Revenue Service, P.O.Box 21126, Philadelphia, PA 19114
953089860 +E-mail/Text: USTPREGION18.SE.ECF@USDOJ.GOV Sep 27 2012 01:47:25 Office of the United States Trustee, 700 Stewart Street, Suite 5103, Seattle, WA 98101-4438

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center (continued)

952768583 E-mail/PDF: rmscedi@recoverycorp.com Sep 27 2012 02:39:38
Recovery Management Systems Corporation, 25 S.E. 2nd Avenue, Suite 1120,
Miami, FL 33131-1605

952674519 +E-mail/PDF: pa_dc_claims@salliemae.com Sep 27 2012 03:28:58 Sallie Mae, 1002 Arthur Dr.,
Lynn Haven, FL 32444-1683

953614435 +E-mail/PDF: pa_dc_claims@salliemae.com Sep 27 2012 03:49:02 Sallie Mae, c/o Sallie Mae Inc.,
220 Lasley Ave., Wilkes-Barre, PA 18706-1496

TOTAL: 8

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

acc	Bruce Devereaux
r	House of Realty Inc
r	Rob Middleton
cr	Wells Fargo Bank NA
aty*	+Mark Moburg, Routh Crabtree Olsen PS, 13555 SE 36th St #300, Bellevue, WA 98006-1489
aty*	+Mark Moburg, Routh Crabtree Olsen PS, 13555 SE 36th St. #300, Bellevue, WA 98006-1489
953723086	##+Alexandra Grossman, 5766 27th Ave NE, Seattle, WA 98105-5512
952860704	##+Michael Powers, 1679 Strause Lane, Redding, CA 96003-7507
953723085	##+Naomi Grossman, 5766 27th Ave NE, Seattle, WA 98105-5512

TOTALS: 4, * 2, ## 3

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Addresses marked '++' were redirected to the recipient's preferred mailing address
pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 9): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 28, 2012 **Signature:** Joseph Speetjens

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 25, 2012 at the address(es) listed below:

Bradley Boswell Jones on behalf of Creditor Wells Fargo Bank NA bbjlaw301@hotmail.com, wmp935@hotmail.com
Denice E Moewes on behalf of Plaintiff Ronald Brown dmoewes@aol.com, tessmkent@aol.com
Gloria Z Nagler on behalf of Spec. Counsel Tsai Law Company gloria@naglerlaw.com, david@naglerlaw.com
Hugh R. McCullough on behalf of Defendant Lyman Opie hughmccullough@dwt.com, elainehuckabee@dwt.com;seadocket@dwt.com
Jeffrey B Wells on behalf of Debtor Adam Grossman paralegal@jeffwellslaw.com
Jennifer L Aspaas on behalf of Creditor PNC Bank, National Association ecf@rcolegal.com
John H O'Rourke on behalf of Spec. Counsel Tsai Law Company johnhorourke@comcast.net
Martin L. Smith on behalf of Plaintiff United States Trustee martin.l.smith@usdoj.gov, Young-Mi.Petteys@usdoj.gov;Tara.Maurer@usdoj.gov;Martha.A.VanDraanen@usdoj.gov
Matthew D. O'Conner on behalf of Special Request Law Office of Matthew D. O'Conner pacer@mdolaw.com, dana@mdolaw.com
Ronald G Brown rgblaw@nwlink.com, rgbrown@ecf.epiqsystems.com
Shelly Crocker on behalf of Special Request Jill Borodin scrocker@crockerlaw.com, thao@crockerlaw.com;nancy@crockerlaw.com;keith@crockerlaw.com;ida@crockerlaw.com;aaron@crockerlaw.com;ecf@crockerlaw.com
Steven J Reilly on behalf of Special Request Jill Borodin sreilly@crockerlaw.com, nancy@crockerlaw.com
United States Trustee USTPRegion18.SE.ECF@usdoj.gov
William L. Courshon on behalf of US Trustee United States Trustee bill.l.courshon@usdoj.gov, Young-Mi.Petteys@usdoj.gov;Tara.Maurer@usdoj.gov;Martha.A.VanDraanen@usdoj.gov

TOTAL: 14

Judge:	Marc L. Barreca
Chapter:	Chapter 7
Hearing Date:	October 19, 2012
Hearing Time:	9:30 a.m.
Hearing Site:	700 Stewart Street, #7106 Seattle, WA 98101
Response Date:	October 12, 2012

UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re: ADAM GROSSMAN, Debtor.	Case No. 10-19817 NOTICE OF HEARING ON AND MOTION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY LOCATED AT 773 METRO WAY, REDDING, CALIFORNIA FREE AND CLEAR OF ALL LIENS, INTERESTS AND ENCUMBRANCES PURSUANT TO §363 OF THE BANKRUPTCY CODE

TO: Debtor, his attorney, creditors and other parties in interest:

I. NOTICE

PLEASE TAKE NOTICE that a hearing on the Trustee's Motion for Order Authorizing Sale of Real Property Located at 773 Metro Way, Redding, California Free and Clear of Liens, Interests and Encumbrances Pursuant to Section 363 of the Bankruptcy Code will be heard on the 19th day of October, 2012 before Judge Marc L. Barreca of the U.S. Bankruptcy Court, 700 Stewart Street, #7106, Seattle, Washington 98101 at 9:30 a.m. and the Clerk is requested to note the same for the motion docket on that date.

II. APPLICATION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS

Ronald Brown, the Chapter 7 Trustee ("Trustee") in the above referenced case, by and through counsel, Wood & Jones, P.S. and Denice Moewes hereby applies to this

WOOD & JONES, P.S.
303 N. 67th Street
Seattle, WA 98103
206-623-4382

Court for an Order Authorizing Sale of real property located at 773 Metro Way, Redding, California, ("Metro Way Property") ("Trustee's Motion") pursuant to §363 of the Bankruptcy Code.

The Trustee seeks authority to sell the Metro Way Property to Jody and Joseph Cerami ("Purchasers") upon the terms and conditions set forth in the California Residential Purchase Agreement and Joint Escrow Instruction ("Agreement") a copy of which is attached to the Declaration of Ronald Brown. If a party wants a copy of the Commercial & Investment Real Estate Purchase and Sale Agreement and Addendum, they should contact the undersigned who will provide a copy.

The proposed sales price is One Hundred Forty Thousand Dollars ($140,000.00), all cash at closing. Closing is set to occur twenty days after entry of the order approving the sale.

The Trustee seeks an order authorizing the sale of the Metro Way Property free and clear of all liens, interests and encumbrances pursuant to §363(f) of the U.S. Bankruptcy Code and Bankruptcy Rule 6004.

From the proceeds of the sale of the Metro Way Property the Trustee seeks authority to pay all ordinary and necessary closing costs, including any back due property taxes, and a real estate commission.

The first position trust holder is PNC Bank, N.A.. The Trustee believes PNC Bank is owed approximately $95,000.00. The Trustee proposes to pay this obligation at closing from the Metro Way Property sales proceeds.

The proposed sale of the Metro Way Property is sold AS IS, WHERE IS with no warranties of any kind, either expressed or implied by the Trustee or his professionals.

As far as the Trustee is aware the Purchaser is not related to the Debtor and is a bona fide purchaser in an arms length transaction.

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Seattle, WA 98103
206-623-4382

The Trustee requests that the Court reserve the issue of the reasonableness and necessity of any attorneys fees and late charges or other costs sought to be added to any deed of trust by any secured creditor pursuant to §506(b).

The Trustee also requests that the Court waive the 10-day stay period of Bankruptcy Rule 6004(h) so the sale of the Property may close immediately.

The Trustee believes that the sales price of $140,000.00 is fair and reasonable. See Declaration of Ronald Brown and Declaration of Rob Middleton filed simultaneously herewith.

WHEREFORE the Trustee requests that this Court enter an order approving the sale of the Metro Way Property free and clear of all liens, interests, and encumbrances pursuant to §363 of the United States Bankruptcy Code and Bankruptcy Rule 6004 and also granting Ronald Brown authority to execute all documents necessary to effectuate such sale.

III. PROPOSED ORDER

The proposed order is attached hereto.

IV. OBJECTIONS

If you do not want the Court to grant the relief requested in the Trustee's Motion, or if you want the Court to consider your view on the Trustee's Motion, then on or before Friday, October 12, 2012 you or your attorney must do the following:

File with the Court a written response to the Trustee's Motion explaining your position. The response must be filed at the United States Bankruptcy Court for the Western District of Washington at Seattle, U.S. Courthouse, 700 Stewart Street, #5103, Seattle, Washington 98101, two copies served on the Chambers of Judge Marc. L. Barreca, 700 Stewart Street, #7106, Seattle, Washington 98101, and a copy served on the undersigned.

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303 N. 67th Street
Seattle, WA 98103
206-623-4382

If you mail your response you must mail it early enough so that the Court, the Judge and the undersigned will receive it on or before the date stated above.

If you or your attorney do not take these steps, the Court may decide that you do not oppose the relief sought in the Trustee's Motion and may enter an order granting that relief. Failure to comply with local rule may be deemed by the Court as a waiver of all objections.

Further information regarding the Trustee's Motion may be obtained by telephoning Denice Moewes, Wood & Jones, P.S., at (206) 623-4382.

DATED this 24th day of September, 2012.

WOOD & JONES, P.S.

/s/ Denice E. Moewes
Denice Moewes, WSB#19464
Attorney for Trustee
Ronald G. Brown

Judge: Hon. Marc L. Barreca
Chapter: Chapter 7

UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re: ADAM GROSSMAN, Debtor.	Case No. 10-19817 ORDER AUTHORIZING SALE OF REAL PROPERTY LOCATED AT 773 METRO WAY, REDDING, CALIFORNIA CLEAR OF LIENS, INTERESTS AND ENCUMBRANCES PURSUANT TO SECTION 363 OF THE BANKRUPTCY CODE

THIS MATTER having come before Judge Marc L. Barreca on the Trustee's Motion for Order Authorizing Sale of Real Property located at 773 Metro Way, Redding,

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303 N. 67th Street
Seattle WA 98103
(206) 623-4382

California, ("Metro Way Property") Free and Clear of Liens, Interests and Encumbrances ("Trustee's Motion"); the Court finding that notice of the Trustee's Motion was timely given to all creditors listed on the mailing matrix as evidenced by the Declaration of Mailing filed with the Court, and finding that the notice was reasonable, adequate and timely and thus was in compliance with the Bankruptcy Code, Bankruptcy Rules and the Local Rules; the Court having reviewed the Objection filed by the Debtor, and having reviewed the files herein, and the Court deeming itself fully informed in the matter, now, therefore it hereby is

ORDERED ADJUDGED AND DECREED that the Trustee is authorized to sell the Metro Way Property to Jody and Joseph Cerami for a price of One Hundred Forty Thousand Dollars ($140,000.00) with closing to occur on or about twenty days after entry of the order approving the sale, and upon the other terms and conditions set forth in California Residential Purchase Agreement and Joint Escrow Instructions attached hereto as Exhibit "1"; and it is further

ORDERED ADJUDGED AND DECREED that pursuant to §363 of the Bankruptcy Code the sale of the Metro Way Property is free and clear of any and all liens, interests and encumbrances with all liens interests and encumbrances to attach to the sales proceeds as though they were the Property; and it is further

ORDERED ADJUDGED AND DECREED that at closing the escrow agent is authorized to pay all necessary and ordinary closing costs including any past due real property taxes and a real estate commission; and it is further

ORDERED ADJUDGED AND DECREED that the escrow agent is to pay the first position trust holder, PNC Bank, N.A. in the approximate amount of $95,000; and it is further

ORDERED ADJUDGED AND DECREED that the remaining proceeds are to be made payable to the Chapter 7 Trustee, Ronald G. Brown; and it is further

ORDERED ADJUDGED AND DECREED that the issue of the reasonableness and necessity of any attorneys fees and late charges or other costs sought to be added

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to any deed of trust by any secured creditor pursuant to §506(b) is reserved; and it is further

ORDERED ADJUDGED AND DECREED that the 14 day stay provisions on Bankruptcy Rule 6004(h) are waived; and it is further

ORDERED ADJUDGED AND DECREED that the Trustee, Ronald G. Brown be and hereby is authorized to execute all documents necessary to effectuate the sale.

///END OF ORDER///

Presented by
Wood & Jones, P.S.
/s/ Denice E. Moewes
Denice Moewes, WSB#19464
Attorney for Trustee
Ronald G. Brown

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Wood & Jones, P.S.
303 N. 67th Street
Seattle WA 98103
(206) 623-4382